



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107TH Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 53
Comm #: 53577-9999-25-A
BRRTS #: 03-57-000220
Site Name: Edward Kraemer & Sons Inc
Site Address: 840 Wachter Ave, Plain, 53577
Site Manager: Hank Kuehling
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3286
e-mail: hank.kuehling@wisconsin.gov
Bid Manager: Greg Michael
Address: 9316 North 107th Street
City, State Zip: Milwaukee, Wisconsin 53224-1121
Phone: (414) 357-4702
e-mail: Greg.Michael@Wisconsin.Gov

Bid-Start Date:	February 4, 2008
Questions must be received by (See Section 2 (B)):	February 18, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	March 7, 2008
Bid-End Date and Time:	March 21, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Madison, 1 E Main, Madison, WI 53703
Phone: (608) 663-1041 Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

General Comments

The Edward Kraemer & Sons, Inc. site is reportedly now used as a receiving office for supplies and parts with little vehicle maintenance work being performed on the site; several of the buildings are used for storage. A private residence and lot is located adjacent to the site property to the east. The Village of Plain drinking water supply well No. 1 is located approximately 300 feet southeast of the east side of the site property.

Fourteen underground storage tanks (USTs), which were used for storage of fuel oil, gasoline (leaded and unleaded), and diesel fuel, were removed from this site between 1970 and 1996, with most of them being removed in 1988 and 1989. An oil storage shed was also located on the west side of the CAT Barn. This shed, removed years ago, was used to store 55-gallon drums of new oil.

Warzyn Engineering conducted an investigation in 1988 of two USTs that had been removed from the south side of the Machine Shop, one containing gasoline and the other diesel fuel. Both tanks had reportedly been abandoned in-place in 1968 and were noted as very corroded when removed.

In 1989, Bay West conducted an investigation near the Machine Shop and in the area of the gas and diesel fuel dispensing area near the northwest portion of the Truck Shop. A limited subsurface excavation of the tanks northwest of the Truck Shop revealed fuel was “pouring out” of the fittings of one of the tanks. A second tank was also noted as having a leak in one of the suction lines to the fuel island. The fueling island system was removed in 1989.

In 1996, RMT, Inc. conducted a Phase I/II site investigation, concluding that the contamination had migrated beyond the capture zone of the groundwater pump & treat (air stripping) system located north of the fueling island that began operating in 1991, using a recovery well located near MW-5. This system was shut down in September 1997 after capturing less than 20 pounds of benzene. In 1996 and 1997, Applied Environmental Sciences, Inc. conducted additional site investigation work across the property.

Four phases of chemical treatment of contaminated soil were completed: Phase I in July 2000; Phase II in July 2001; Phase III in January 2002; and Phase IV in October 2002. Approximately 780 cubic yards of soil were apparently excavated in 1989 during the removal of USTs near the northwest corner of the truck shop. Apparently, no post-remediation soil samples from the treatment areas or post-excavation confirmation samples from the tank removal/excavation area have been collected and analyzed.

Approximately 140 feet of sandy soil overlies sandstone bedrock in the valley in which Plain is located. The soils of the site include, from upper-most to lower: 3-5 feet of fill (sand, gravel, and asphalt); 3-10 feet of extremely stratified gray to dark brown silty clay and clay and several thin peat layers, all of which may act as a confining layer; and a reddish-brown to brown silty fine to medium sand. The clay layer appears to be discontinuous across the site.

A seasonally perched water table may occur above the silty clay and clay aquitard. The predominant flow direction is to the east, but may vary from north-northeast to

south-southeast. The depth to water varies between 4 and 14 feet bgs among the monitoring wells of the site.

Of the 23 monitoring wells associated with this site, the following monitoring wells are impacted (with trends noted being post-treatment): MW-4 (a source area well with high and variable PVOC concentrations); MW-5 (a source area well with moderate PVOC ES exceedences, stable or decreasing trend); MW-6 (a source area well with high and stable concentrations in recent years); MW-10 (a source area well with variable and moderately high concentrations); MW-11 (a well along the centerline of the groundwater contaminant plume, within a mass of contaminated soil, with high and variable PVOC concentrations); MW-13 (a source area well that is also along the centerline of the groundwater contaminant plume with moderate and relatively stable ES exceedences for benzene only); MW-16 (a well near the east (down-gradient) property line probably near the end of the plume with variable and relatively low benzene concentrations above the ES); and MW-18 (a source area well with very high PVOC concentrations that have been essentially stable with recent variation). The current consultant's Mann-Kendall test results submitted in April 2007 indicate that benzene levels are increasing in MW-11, MW-13, and MW-16 (source area and apparent plume centerline wells). Two rounds of groundwater monitoring have been completed since that document was submitted.

For more details about site geology, the groundwater flow system, current site conditions regarding the degree and extent of soil and groundwater contamination, and other site information, please review the following documents:

"Supplemental Remedial Investigation and Remedial Action Plan"; July 1, 1997, Applied Environmental Sciences, Inc.

"Project Update – Remediation Activities", April 7, 2003, EnviroDynamics LLC.

"Notification of Request for Closure, Request for GIS Registry", April 14, 2007, Ivertech LLC.

To reduce copy costs, DNR has provided to the PECFA-contract copy shop only a portion of the three documents noted. Additional and useful site information, including those documents listed above, is contained in the case file at the DNR South Central Region office at 3911 Fish Hatchery Road, Fitchburg, WI, 53711. To view this file, contact Wendy Weihemuller at 608.275.3212.

Minimum Remedial Requirements

1. Install and complete 14 soil borings to the water table. Collect continuous soil samples from each boring, conduct field measurements for volatile substances (using a photo-ionization detector (PID) or equivalent) in the samples, and analyze for PVOCs and PAHs the two soil samples from each boring with the highest field results. For the borings to be installed at the former locations of SGP-4, SGP-6, SGP-7, and SGP-14, one of the two soil samples to be collected from each of these four borings shall be collected from the top three feet of the boring. The purpose of most of the borings and of the sample collection and analysis is to determine the current concentrations of soil contaminants remaining after the past completion of the soil treatment remedy and additionally, for several of the borings, to determine the direct contact human health threat of shallow soil.

Refer to the map available from the PECFA-contract copy shop for recommended soil boring locations and contact the DNR project manager prior to the start of the boring installation project.

2. Conduct groundwater sampling and analysis semi-annually for two rounds for the following monitoring wells associated with this site: MW-4; MW-6; MW-11; and MW-18. Analyze the groundwater samples for volatile organic compounds (VOCs) and PAHs in the first monitoring round. Include, at a minimum, all substances detected in the first round of monitoring in the subsequent monitoring rounds. (Note that the costs of the VOC analyses are not eligible for reimbursement by the PECFA Program.)

3. Measure groundwater elevations, based on National Geodetic Survey data, in all of the site's monitoring wells, including piezometers, in each of the required monitoring rounds and include the results in tabular form in the reports required below. Prepare a groundwater flow map, including equipotential contour lines and flow direction arrows, for the water table observation wells. These flow maps shall be prepared for each sampling round and shall be included in the report required in a task that follows below.

4. The bid shall include costs for disposal of all investigative waste; in this case, soil and purge water. All waste barrels generated from site work activities must be labeled and placed in an inconspicuous place on the site and removed from the site within two weeks of each sampling round. Dispose of the waste in accordance with s. NR 716.11(6), Wis. Adm. Code.

5. Submit a report, at the completion of the fieldwork tasks of the scope of work, to the DNR project manager, and a copy to the Department of Commerce, which includes tables of the groundwater quality data for the reporting period, along with all previously reported groundwater data, and water level measurement results. Also, include associated groundwater flow direction and contour maps for each monitoring round of the reporting period.

Also, submit with the report a table with the results of the soil sample analyses and the depth from which each sample was collected, along with a map showing the locations of the completed soil borings. Include all required DNR forms for each of the borings, including a boring log form and boring abandonment form.

The laboratory analytical report sheets for the reporting period must also be included. Also, include in the report a description of any other work activities completed in accordance with this bid.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above.

The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3); unless the project is completed before that time, (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Edward Kraemer & Sons Inc

COMMERCE #: 53577-9999-25

BRRTS #: 03-57-000220

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Edward Kraemer & Sons Inc

COMMERCE #: 53577-9999-25

BRRTS #: 03-57-000220

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Soil boring (total less lab costs)	\$	
2	Soil lab costs	\$	
3	Groundwater Monitoring (total less lab costs)	\$	
4	Groundwater sampling lab costs	\$	
5	Regulatory Correspondence	\$	
6	PECFA Claim Preparation	\$	
7	Total Bid Amount	\$	